

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

BROWNFIELDS

EDR ID: S116362542 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P68

NAME: ALBANY/WOODLAND **Rev:** 02/24/2022
ADDRESS: 426 WOODLAND STREET
HARTFORD, CT

SOURCE: CT Connecticut Brownfields Redevelopment Authority

BROWNFIELDS 2:
Region: 2
Data Source CD: EPA
Data Source: EPA Funded Brownfields Project

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:

Name: ALBANY/WOODLAND
Address: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE
City,State,Zip: HARTFORD, CT 06112-2157
Recipient Name: Capitol Region Council of Governments
Grant Type: Assessment
Property Number: 601-002-015,601-002-058,601-002-017
Parcel size: 1.42
Latitude: 41.7805692
Longitude: -72.696653
HCM Label: -
Map Scale: -
Point of Reference: -

Highlights: The following actions are recommended with regard to the conclusions of the Phase III ESA report: - Based on the limited access within several of the RECs at the site parked junk cars, debris, etc., several REC release areas area have not been fully characterized. Additional investigations will be required once the site buildings have either been cleared or the site buildings have been demolished. - Based on the investigation results, we recommend that a Remedial Action Plan RAP be prepared for the site. The purpose of the RAP is to evaluate remedial alternatives to bring the subject site into compliance with the cleanup criteria in Connecticut s RSRs. The RAP should be specifically tailored for the planned site redevelopment. Depending on the selected development plan, the most-cost effective and technically feasible remedial option for the site to comply with RSR criteria may be to render some site soils inaccessible and environmentally isolated. This may be accomplished by covering impacted soils with buildings and/or parking areas as allowed by the RSRs. If impacted soils are left in place, an Environmental Land Use Restriction ELUR will need to be filed to prevent future unauthorized disturbance of impacted soils. - Due to the presence of approximately two feet of polluted urban fill across the site, soils generated during future site construction will require special handling. A soil management plan should be prepared to address the handling and disposal of soils. This plan will recommend that all soils be properly characterized for constituents of concern prior to being transported off-site. If groundwater is encountered during future site construction activities, it should be sampled and properly managed. Former Use: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story

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SOURCE: US Environmental Protection Agency

commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Datum: World Geodetic System of 1984

Acres Property ID: 93361

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: 29882.64

Assessment Funding Source: EPA

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement

Cleanup Funding Entity: -

Grant Type: Hazardous & Petroleum

Accomplishment Type: Supplemental Assessment

Accomplishment Count: Y

Cooperative Agreement Number: 97118201

Start Date: 3/9/2007

Ownership Entity: Government

Completion Date: 9/25/2007

Current Owner: City of Hartford

Did Owner Change: N

Cleanup Required: Y

Video Available: N

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HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -
IC Cat. Info. Devices: Y
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -

- Continued on next page -

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SOURCE: US Environmental Protection Agency

Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -
Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building.

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The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Below Poverty Number: 3238
Below Poverty Percent: 38.5
Median Income: 5721
Median Income Number: 5173
Median Income Percent: 61.5
Vacant Housing Number: 802
Vacant Housing Percent: 20.03
Unemployed Number: 1133
Unemployed Percent: 13.47

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SOURCE: US Environmental Protection Agency

- Based on the investigation results, we recommend that a Remedial Action Plan RAP be prepared for the site. The purpose of the RAP is to evaluate remedial alternatives to bring the subject site into compliance with the cleanup criteria in Connecticut's RSRs. The RAP should be specifically tailored for the planned site redevelopment. Depending on the selected development plan, the most-cost effective and technically feasible remedial option for the site to comply with RSR criteria may be to render some site soils inaccessible and environmentally isolated. This may be accomplished by covering impacted soils with buildings and/or parking areas as allowed by the RSRs. If impacted soils are left in place, an Environmental Land Use Restriction ELUR will need to be filed to prevent future unauthorized disturbance of impacted soils. - Due to the presence of approximately two feet of polluted urban fill across the site, soils generated during future site construction will require special handling. A soil management plan should be prepared to address the handling and disposal of soils. This plan will recommend that all soils be properly characterized for constituents of concern prior to being transported off-site. If groundwater is encountered during future site construction activities, it should be sampled and properly managed. Former Use: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Datum: World Geodetic System of 1984

Acres Property ID: 93361

IC Data Access: -

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SOURCE: US Environmental Protection Agency

Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: -
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: -
 Cleanup Funding Entity: -
 Grant Type: Hazardous & Petroleum
 Accomplishment Type: -
 Accomplishment Count: -
 Cooperative Agreement Number: 96109801
 Start Date: -
 Ownership Entity: Government
 Completion Date: -
 Current Owner: City of Hartford
 Did Owner Change: N
 Cleanup Required: Y
 Video Available: N
 Photo Available: Y
 Institutional Controls Required: Y
 IC Category Proprietary Controls: -
 IC Cat. Info. Devices: Y
 IC Cat. Gov. Controls: -
 IC Cat. Enforcement Permit Tools: -
 IC in place date: -
 IC in place: N
 State/tribal program date: -
 State/tribal program ID: -
 State/tribal NFA date: -
 Air cleaned: -
 Asbestos found: -
 Asbestos cleaned: -
 Controlled substance found: -
 Controlled substance cleaned: -
 Drinking water affected: -
 Drinking water cleaned: -
 Groundwater affected: Y
 Groundwater cleaned: -

- Continued on next page -

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SOURCE: US Environmental Protection Agency

Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -

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SOURCE: US Environmental Protection Agency

Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
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Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
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Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

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Meidan Income Percent: 61.5
Vacant Housing Number: 802
Vacant Housing Percent: 20.03
Unemployed Number: 1133
Unemployed Percent: 13.47

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Datum: World Geodetic System of 1984

Acres Property ID: 93361

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: 9850

Assessment Funding Source: EPA

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement

Cleanup Funding Entity: -

Grant Type: Hazardous & Petroleum

Accomplishment Type: Cleanup Planning

Accomplishment Count: N

Cooperative Agreement Number: 96109801

Start Date: 8/8/2011

Ownership Entity: Government

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ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Completion Date: 1/10/2012
Current Owner: City of Hartford
Did Owner Change: N
Cleanup Required: Y
Video Available: N
Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -
IC Cat. Info. Devices: Y
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -

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SOURCE: US Environmental Protection Agency

VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
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Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Below Poverty Number: 3238

Below Poverty Percent: 38.5

Median Income: 5721

Median Income Number: 5173

Median Income Percent: 61.5

Vacant Housing Number: 802

Vacant Housing Percent: 20.03

Unemployed Number: 1133

Unemployed Percent: 13.47

Name: ALBANY/WOODLAND

Address: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE

City,State,Zip: HARTFORD, CT 06112-2157

Recipient Name: Capitol Region Council of Governments

Grant Type: Assessment

Property Number: 601-002-015,601-002-058,601-002-017

Parcel size: 1.42

Latitude: 41.7805692

Longitude: -72.696653

HCM Label: -

Map Scale: -

Point of Reference: -

Highlights: The following actions are recommended with regard to the conclusions

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

of the Phase III ESA report: - Based on the limited access within several of the RECs at the site parked junk cars, debris, etc., several REC release areas area have not been fully characterized. Additional investigations will be required once the site buildings have either been cleared or the site buildings have been demolished. - Based on the investigation results, we recommend that a Remedial Action Plan RAP be prepared for the site. The purpose of the RAP is to evaluate remedial alternatives to bring the subject site into compliance with the cleanup criteria in Connecticut s RSRs. The RAP should be specifically tailored for the planned site redevelopment. Depending on the selected development plan, the most-cost effective and technically feasible remedial option for the site to comply with RSR criteria may be to render some site soils inaccessible and environmentally isolated. This may be accomplished by covering impacted soils with buildings and/or parking areas as allowed by the RSRs. If impacted soils are left in place, an Environmental Land Use Restriction ELUR will need to be filed to prevent future unauthorized disturbance of impacted soils. - Due to the presence of approximately two feet of polluted urban fill across the site, soils generated during future site construction will require special handling. A soil management plan should be prepared to address the handling and disposal of soils. This plan will recommend that all soils be properly characterized for constituents of concern prior to being transported off-site. If groundwater is encountered during future site construction activities, it should be sampled and properly managed. Former Use: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot.

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

The former gasoline service station structures were demolished and removed from the parcel during the 1990's.
Datum: World Geodetic System of 1984
Acres Property ID: 93361
IC Data Access: -
Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 37020.18
Assessment Funding Source: EPA
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity: -
Grant Type: Hazardous & Petroleum
Accomplishment Type: Supplemental Assessment
Accomplishment Count: N
Cooperative Agreement Number: 97179301
Start Date: 6/26/2008
Ownership Entity: Government
Completion Date: 12/10/2008
Current Owner: City of Hartford
Did Owner Change: N
Cleanup Required: Y
Video Available: N
Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -
IC Cat. Info. Devices: Y
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -
Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Below Poverty Number: 3238

Below Poverty Percent: 38.5

Meidan Income: 5721

Meidan Income Number: 5173

Meidan Income Percent: 61.5

Vacant Housing Number: 802

Vacant Housing Percent: 20.03

Unemployed Number: 1133

Unemployed Percent: 13.47

Name: ALBANY/WOODLAND

Address: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE

City,State,Zip: HARTFORD, CT 06112-2157

Recipient Name: Capitol Region Council of Governments

Grant Type: Assessment

Property Number: 601-002-015,601-002-058,601-002-017

Parcel size: 1.42

Latitude: 41.7805692

Longitude: -72.696653

HCM Label: -

Map Scale: -

Point of Reference: -

Highlights: The following actions are recommended with regard to the conclusions of the Phase III ESA report: - Based on the limited access within

several of the RECs at the site parked junk cars, debris, etc.,

several REC release areas area have not been fully characterized.

Additional investigations will be required once the site buildings

have either been cleared or the site buildings have been demolished.

- Based on the investigation results, we recommend that a Remedial Action Plan RAP be prepared for the site. The purpose of the RAP is

to evaluate remedial alternatives to bring the subject site into

compliance with the cleanup criteria in Connecticut s RSRs. The RAP should be specifically tailored for the planned site redevelopment.

Depending on the selected development plan, the most-cost effective

and technically feasible remedial option for the site to comply with

RSR criteria may be to render some site soils inaccessible and

environmentally isolated. This may be accomplished by covering

impacted soils with buildings and/or parking areas as allowed by the

RSRs. If impacted soils are left in place, an Environmental Land Use

Restriction ELUR will need to be filed to prevent future unauthorized

disturbance of impacted soils. - Due to the presence of approximately

two feet of polluted urban fill across the site, soils generated

during future site construction will require special handling. A soil

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

management plan should be prepared to address the handling and disposal of soils. This plan will recommend that all soils be properly characterized for constituents of concern prior to being transported off-site. If groundwater is encountered during future site construction activities, it should be sampled and properly managed. Former Use: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Datum: World Geodetic System of 1984

Acres Property ID: 93361

IC Data Access: -

Start Date: 3/12/2013

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: 500000

Cleanup Funding Source: CT DECD

Assessment Funding: -

Assessment Funding Source: -

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: -

Cleanup Funding Entity: State/Tribal Funding (non-section 128(a))

Grant Type: Hazardous & Petroleum

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Accomplishment Type: -
Accomplishment Count: -
Cooperative Agreement Number: 96109801
Start Date: -
Ownership Entity: Government
Completion Date: -
Current Owner: City of Hartford
Did Owner Change: N
Cleanup Required: Y
Video Available: N
Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -
IC Cat. Info. Devices: Y
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contaminants found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Media affected indoor air: -

Building material media cleaned up: -

Indoor air media cleaned up: -

Unknown media cleaned up: -

Past Use: Multistory -

Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Below Poverty Number: 3238

Below Poverty Percent: 38.5

Meidan Income: 5721

Meidan Income Number: 5173

Meidan Income Percent: 61.5

Vacant Housing Number: 802

Vacant Housing Percent: 20.03

Unemployed Number: 1133

Unemployed Percent: 13.47

Name: ALBANY/WOODLAND

Address: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE

City,State,Zip: HARTFORD, CT 06112-2157

Recipient Name: Capitol Region Council of Governments

Grant Type: Assessment

Property Number: 601-002-015,601-002-058,601-002-017

Parcel size: 1.42

Latitude: 41.7805692

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Longitude: -72.696653

HCM Label: -

Map Scale: -

Point of Reference: -

Highlights: The following actions are recommended with regard to the conclusions of the Phase III ESA report: - Based on the limited access within several of the RECs at the site parked junk cars, debris, etc., several REC release areas area have not been fully characterized. Additional investigations will be required once the site buildings have either been cleared or the site buildings have been demolished. - Based on the investigation results, we recommend that a Remedial Action Plan RAP be prepared for the site. The purpose of the RAP is to evaluate remedial alternatives to bring the subject site into compliance with the cleanup criteria in Connecticut s RSRs. The RAP should be specifically tailored for the planned site redevelopment. Depending on the selected development plan, the most-cost effective and technically feasible remedial option for the site to comply with RSR criteria may be to render some site soils inaccessible and environmentally isolated. This may be accomplished by covering impacted soils with buildings and/or parking areas as allowed by the RSRs. If impacted soils are left in place, an Environmental Land Use Restriction ELUR will need to be filed to prevent future unauthorized disturbance of impacted soils. - Due to the presence of approximately two feet of polluted urban fill across the site, soils generated during future site construction will require special handling. A soil management plan should be prepared to address the handling and disposal of soils. This plan will recommend that all soils be properly characterized for constituents of concern prior to being transported off-site. If groundwater is encountered during future site construction activities, it should be sampled and properly managed. Former Use: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

a separate authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Datum: World Geodetic System of 1984
Acres Property ID: 93361
IC Data Access: -
Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 28323.06
Assessment Funding Source: -
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity: -
Grant Type: Hazardous & Petroleum
Accomplishment Type: Supplemental Assessment
Accomplishment Count: N
Cooperative Agreement Number: 97133201
Start Date: 3/9/2007
Ownership Entity: Government
Completion Date: 12/10/2008
Current Owner: City of Hartford
Did Owner Change: N
Cleanup Required: Y
Video Available: N
Photo Available: Y
Institutional Controls Required: Y
IC Category Proprietary Controls: -
IC Cat. Info. Devices: Y
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: N
State/tribal program date: -
State/tribal program ID: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: Y
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: 1.42
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -

Property Description: The project site, 1135H and 1137 Albany Avenue and 426 Woodland Street, consists of three contiguous parcels located in Hartford, Connecticut. The properties are owned by the City of Hartford and are part of the Upper Albany Redevelopment Plan. 1135H Albany Avenue is a 0.27-acre parcel which formerly had a one-story commercial building. The parcel was occupied by auto repair and auto body repair businesses. 1137 Albany Avenue is a 0.06-acre parcel also formerly with a one-story commercial building. The building was occupied by a restaurant and was originally used as a gasoline service station. 426 Woodland Street is a 1.09-acre parcel formerly with a two-story warehouse, a three-story warehouse, and an office building. The buildings were occupied by a moving and storage company. A fourth abutting property, 1157 aka 1161 Albany Avenue, was owned by Exxon-Mobil Corporation. The City negotiated for its purchase. Grant funds were not used for this property, however under a separate

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1012212785 **DIST/DIR:** 0.422 West **ELEVATION:** 73 **MAP ID:** P69

NAME: ALBANY/WOODLAND **Rev:** 02/23/2022
ADDRESS: 426 WOODLAND STREET 1135H AND 1137 ALBANY AVENUE ID/Status: 93361
HARTFORD, CT 06112 ID/Status: -

SOURCE: US Environmental Protection Agency

authorization from the City, the consultant prepared a Phase I ESA and reviewed Phase II and III ESAs and RAPs completed by Exxon's consultants. Components of their review were included in this Phase III ESA. 1157 aka 1161 Albany Avenue is an approximately 0.48 acre rectangular-shaped parcel. The parcel is currently a vacant lot. The former gasoline service station structures were demolished and removed from the parcel during the 1990's.

Below Poverty Number: 3238

Below Poverty Percent: 38.5

Meidan Income: 5721

Meidan Income Number: 5173

Meidan Income Percent: 61.5

Vacant Housing Number: 802

Vacant Housing Percent: 20.03

Unemployed Number: 1133

Unemployed Percent: 13.47

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1014948388 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H39

NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
HARTFORD, CT 06103

Rev: 02/23/2022
ID/Status: 133642
ID/Status: -

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:

Name: 175 MATHER STREET

Address: 175 MATHER STREET

City,State,Zip: HARTFORD, CT 06103-1822

Recipient Name: Capitol Region Council of Governments

Grant Type: Assessment

Property Number: 220-227-097

Parcel size: 0.38

Latitude: 41.7801882

Longitude: -72.6842598

HCM Label: -

Map Scale: -

Point of Reference: -

Highlights: The property was previously the site of a gasoline and fuel oil distributor and was also used to store junk automobiles. Former Use:

The site has been a vacant lot since March 2, 1999. Previously, it housed a gasoline and fuel oil distributor and was also used to store junk automobiles. The City of Hartford acquired the property on 10/19/2001 from Clarence H. Banks through foreclosure.

Datum: North American Datum of 1983

Acres Property ID: 133642

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: 21261

Assessment Funding Source: EPA

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement

Cleanup Funding Entity: -

Grant Type: Petroleum

Accomplishment Type: Phase II Environmental Assessment

Accomplishment Count: Y

Cooperative Agreement Number: 96109801

Start Date: 7/14/2011

Ownership Entity: Government

Completion Date: 3/1/2012

Current Owner: City of Hartford

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1014948388 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H39

NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
HARTFORD, CT 06103

Rev: 02/23/2022
ID/Status: 133642
ID/Status: -

SOURCE: US Environmental Protection Agency

Did Owner Change: N
Cleanup Required: Y
Video Available: N
Photo Available: Y
Institutional Controls Required: U
IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: -
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: Y
Groundwater cleaned: -
Lead contaminant found: Y
Lead cleaned up: -
No media affected: -
Unknown media affected: -
Other cleaned up: -
Other metals found: -
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: Y
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: -
Surface water cleaned: -
VOCs found: Y
VOCs cleaned: -

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1014948388 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H39

NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
HARTFORD, CT 06103

Rev: 02/23/2022
ID/Status: 133642
ID/Status: -

SOURCE: US Environmental Protection Agency

Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: -
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: N
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -
Property Description: The site has been a vacant lot since March 2, 1999. Previously, it housed a gasoline and fuel oil distributor and was also used to store

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

US BROWNFIELDS

EDR ID: 1014948388 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H39

NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
HARTFORD, CT 06103

Rev: 02/23/2022
ID/Status: 133642
ID/Status: -

SOURCE: US Environmental Protection Agency

junk automobiles. The City of Hartford acquired the property on
10/19/2001 from Clarence H. Banks through foreclosure.
Below Poverty Number: 162
Below Poverty Percent: 6.41
Meidan Income: 5966
Meidan Income Number: 404
Meidan Income Percent: 15.99
Vacant Housing Number: 26
Vacant Housing Percent: 2.33
Unemployed Number: 101
Unemployed Percent: 4

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

BROWNFIELDS

EDR ID: S118695570 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H40

NAME: 175 MATHER STREET

Rev: 02/24/2022

ADDRESS: 175 MATHER STREET
HARTFORD, CT

SOURCE: CT Connecticut Brownfields Redevelopment Authority

BROWNFIELDS 2:

Region: 2

Data Source CD: EPA, DECD GRANT

Data Source: EPA Funded Brownfields Project, DECD Funded Brownfields Project GRANT

Site Detail Report

Target Property: MULTIPLE ADDRESSES
 HARTFORD, CT 06112

JOB: TEAM 2

VCP

EDR ID: S118695570	DIST/DIR: 0.197 ESE	ELEVATION: 60	MAP ID: H40
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NAME: 175 MATHER STREET

Rev: 05/26/2022

ADDRESS: 175 MATHER STREET
 HARTFORD, CT

ID/Status: LEP post 10/1/95 filing

SOURCE: CT Department of Energy & Environmental Protection

VCP:

Name: 175 MATHER STREET
 Address: 175 MATHER STREET
 City,State,Zip: HARTFORD, CT
 Transferor (seller): Not reported
 Transfee (buyer): Not reported
 Certifying Party: City of Hartford Dept of Development Sv
 Certifying Party Attn: Glenn E. Geathers
 Certifying Party Title: Neighborhood Project Manager
 Certifying Party Address: 250 Constitution Plaza, 4th Floor
 Certifying Party City,St,Zip: Hartford, CT 06106
 Voluntary Remediation Site: 133Y
 Date Received: 06/26/2019
 Acknowledge Date: Not reported
 Determination Date: Not reported
 LEP Verified/DEP: Not reported
 Rem Id: 14149
 Remediation Location Id: 9249
 Date Entered: 08/01/2019
 Program: Vol_Rem_133Y
 GAO Site: False
 Staff Full Name: Not reported
 Super/Date: Not reported
 Stage Of Project: Not reported
 RP Level Of Activity: Not reported
 RP Needed Level Of Activity: Not reported
 Staff Level Of Activity: Not reported
 Staff Needed Level Of Activity: Not reported
 Public Intrest: Not reported
 PRP Cooperation: Not reported
 Enforcement Status: Not reported
 Level Of Complexity: Not reported
 Complex Eng Or Sci: False
 Complex Due To Public Involvement: False
 Politically Complex: False
 Complex Enforcement: False
 Coordination With Other Bureaus: False
 EPA Involvement: False
 Staff Prefrence: Not reported
 Readiness For Transfer: Not reported
 Project Transfer Time: Not reported
 Transfer Comments: Not reported
 Staff As Of July 2000: Not reported
 Initial Staff: Not reported

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
 HARTFORD, CT 06112

JOB: TEAM 2

VCP

EDR ID: S118695570	DIST/DIR: 0.197 ESE	ELEVATION: 60	MAP ID: H40
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NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
 HARTFORD, CT

Rev: 05/26/2022
ID/Status: LEP post 10/1/95 filing

SOURCE: CT Department of Energy & Environmental Protection

Type Of Transfer: 22a-133y
Salutation: Mr. Geathers
Relationship To Transfer: Not reported
Audit Date: Not reported
Verif Type: Not reported
Audit Outcome: Not reported
GW: Not reported
Basin: Not reported
1st Payment: Not reported
Pay Tag1: Not reported
2nd Payment: Not reported
Pay Tag2: Not reported
Rtn: Not reported
Revised: Not reported
ECAF Received: Not reported
Old Determination Date: Not reported
Redeterminationdate: Not reported
Previous Determination: Not reported
Monitoringoption: Not reported
Postremedialmonitoring: Not reported
Schedule Of I/R: Not reported
Schedule Overdue: Not reported
Aprvl Sched: Not reported
Yr 1 Report: Not reported
Yr 2 Report: Not reported
Report Overdue: Not reported
Ext Aprvl Sched: Not reported
License #: Not reported
Project Phase: Not reported
PT Comments: Not reported
EPA Id Number: Not reported
GW Class: Not reported
SW Class: Not reported
AO/C0: Not reported
Water Lead(Y Or N): Not reported
Priority: Not reported
Project Status(A, I Or D): Not reported
Last Updated: Not reported
SR Comments: Not reported
Priority Or Work-Load: Not reported
Status: LEP post 10/1/95 filing
Notes: Not reported
Special Project Name: Not reported
Special Project Comments: Not reported
DOT Project: Not reported

- Continued on next page -

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

VCP

EDR ID: S118695570 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H40

NAME: 175 MATHER STREET
ADDRESS: 175 MATHER STREET
HARTFORD, CT

Rev: 05/26/2022
ID/Status: LEP post 10/1/95 filing

SOURCE: CT Department of Energy & Environmental Protection

Pt Counter: 0
Project Complete: False
Project Inactive: False
Intl Deposit #: Not reported
Deposit #: Not reported
Spill Case #: Not reported
Diversion Id: 0
Public Notice: Not reported
Rap Received: Not reported
Rap Approved: Not reported
Compliance Category: Not reported
Delete Record: False
ECAF Reviewed By: Not reported
Notlocatable: False
Primaryaddress: False
Aka_sitename: False
Primarysitename: False
Aka_siteaddress: False
Lead: Not reported
Contain Value For Decode: L
ACKTAG: Not reported
RCVTAG: Not reported
Rtn Ctfd: Not reported
Review: Not reported
I: Not reported
C: Not reported
D: Not reported
Issued: Not reported
Cont Type: Not reported
Issues: Not reported
PW Program: False
PT Program: False
US Program: False
DA Program: False
SR Program: False
SF Program: False

Site Detail Report

Target Property: MULTIPLE ADDRESSES
HARTFORD, CT 06112

JOB: TEAM 2

BROWNFIELDS

EDR ID: S125431657 **DIST/DIR:** 0.197 ESE **ELEVATION:** 60 **MAP ID:** H41

NAME: 175 MATHER STREET - ROUND 10 **Rev:** 02/24/2022
ADDRESS: 175 MATHER STREET
HARTFORD, CT 6120
HARTFORD
SOURCE: CT Connecticut Brownfields Redevelopment Authority

BROWNFIELDS:
Address: 175 MATHER STREET
Name: 175 MATHER STREET - ROUND 10
City,State,Zip: HARTFORD, CT 6120
Applicant: Hartford, City of
Applicant Address: 250 Constitution Plaza
Applicant Municipality: Hartford
Applicant State: CT
Applicant Zip Code: 6103
Size Acre: 0.41
Fiscal Year: 2017
Contract Execution Date: 06/06/2017
Grant Amount: \$605,000
Loan Amount: \$ -
Total Assistance: \$605,000
Other Project Funds: \$455,000.00
Total Project Cost: \$1,060,000
Funding Source: Brownfield Municipal Grant Program
Statutory Reference: C.G.S. Sec. 32-763
New Georeferenced Column: 175 Mather Street Hartford 06120 (41.780124, -72.6839)